

Executive Summary

Background

The Central Virginia Training Center (CVTC) provides support and residences for citizens who have mental and other developmental disabilities. CVTC provides education, habilitation, and health services under the management of the Department of Mental Health, Mental Retardation, and Substance Abuse Services (DMHMRSAS). CVTC needs to reduce the number of patients in its residential units. To facilitate the reduction of CVTC, residents will be placed in community based homes throughout the primary region that CVTC serves.

Team

The W. M. Jordan Team (WMJ Team) is completely qualified to deliver a project that meets the needs and requirements of the Central Virginia Training Center, DMHMRSAS, and the Community Service Boards (CSBs).

Contractor

W. M. Jordan Company, Inc. will provide contractor services and serve as the primary contact for the Central Virginia Training Center Community Home PPEA Project. W. M. Jordan is a privately held S-corporation founded on January 22, 1958 in Newport News, Virginia. A branch office in Richmond, Virginia was opened in 1994. Today, W. M. Jordan Company provides comprehensive construction services, including Construction Management and Design Build. The firm employs nearly 400 people, making it one of the largest construction companies based in Virginia.

Principal Architect

RRMM will serve as Principal Architect for this project. Recognized as a leading dynamic Virginia design firm offering architecture, interior design, and planning services, RRMM Architects offers a staff of over 100 dedicated professionals committed to a project's success. Formed in 1988 in Norfolk, Virginia as Cederquist Rodriguez Ripley, in 2002, it joined with Motley & Associates in Roanoke to form Rodriguez Ripley Maddux Motley Architects, which was shortened to RRMM Architects in 2007. With 26 registered architects, RRMM offers one of Virginia's largest pools of visionary design professionals. Relevant experience includes working with clients on projects that include new construction, renovations, additions, programming, space planning, feasibility studies, and master plans. Through these efforts RRMM often assists clients in site selection, permitting and approval process, financial planning, and community facilitation of project goals. RRMM has a proven track record of delivering projects on time and within budget. As a part of the Team, RRMM has commissioned Paul Finch & Associates of Norfolk, Virginia.

Design Consultant

Paul Finch & Associates will serve as the Design Consultant for RRMM on this project. Established in June of 1988, Paul Finch & Associates, PC (PF&A) is a Mid-Atlantic, nationally recognized architectural and interior design firm located in Norfolk, Virginia. PF&A provides specialized, comprehensive services to clients in health care, education and business. A large percentage of projects have been for the benefit of children both in health care, private education and for children with disabilities. PF&A has significant project experience in the design of ICF/MR facilities for both children and adults.

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Scope

The W. M. Jordan Team submits the following for consideration.

Off-Site Community Based Housing will consist of the purchase of six lots in various localities throughout the primary region CTVC serves, and the construction of nine 8-bedroom ICF/MR homes and eight 6-bedroom ICF/MR homes. In the residences, there will be a dining room, a living room with an adjacent kitchen and pantry. There is a separate family room for private visitation with family members and in-home activities. The staff workstation includes an area for lockers, workstations, and medication storage. The sleeping area includes private bedrooms with closets for patient clothing, a tub room and a shower room with full handicapped facilities. The support areas include seasonal clothes storage, laundry facility, equipment storage, clean linen and utility, and housekeeping. The homes will include covered screen porches and a garage for pick-up and drop-off.

The advantages of the WMJ Team's PPEA Proposal are:

1. The opportunity to create a neighborhood look and to enhance individual living experience.
2. Site layout promotes a residential feel to the neighborhood and enhances residential privacy.
3. Greater efficiency for staff due to uniformity of floor plans.
4. More efficient and functional floor plans.
5. New homes can be built all at once while residents remain in existing homes.
6. Reduced risk with new construction vs. renovation due to unknown and unforeseen conditions in existing structures.
7. Reduced cost and greater efficiency.

The community-based homes will have a functionally efficient, state of the art design that will lead to the overall enjoyment and enhancement of core services for center residents, their families and staff.

Credibility

Our team of highly qualified professionals has the experience necessary to successfully complete this project. All members of the Team are experienced with designing and constructing special needs residences as well as projects for the Commonwealth of Virginia. The W. M. Jordan Team understands the importance of this project to CVTC, DMHMRSAS and the Commonwealth.